

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

June 1, 1990

Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 90-33 Davis Moore 6th Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 31, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. This plat is subject to any conditions resulting as a requirement of the zoning case and the plat will not be submitted to the City Council until the zoning case is approved by the City Council.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the closure of the drives to Kellogg which is located in an area of complete access control.
- D. The applicant shall guarantee the abandonment of the sanitary sewer lateral not being covered by a public utility easement.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat tracing, one access opening shall be indicated to Kellogg instead of two. The plat's text shall also reference the dedication of this access control.
- G. As indicated by the zoning case for this site, complete access control to Bleckley is to be indicated across the south 125-feet of this plat. The plat's text shall be amended to note this access control.

- H. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- I. On the final plat tracing, the center line of Kellogg shall be indicated.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 7, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:sm

Enclosure

cc: Grant Davis & Kellogg Medical Offices, 201 E. 1st St.,  
Wichita, KS 67202  
Grant Davis/Pete Klein, 6215 E. Kellogg, Wichita, KS 67218  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

May 31, 1990

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 90-33 - DAVIS MOORE 6TH ADDITION

OWNER/APPLICANT: Grant Davis & Kellogg Medical Offices

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South side of Kellogg between Elpyco & Bleckley

SITE SIZE: 1.75 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 76,290 sq. ft.

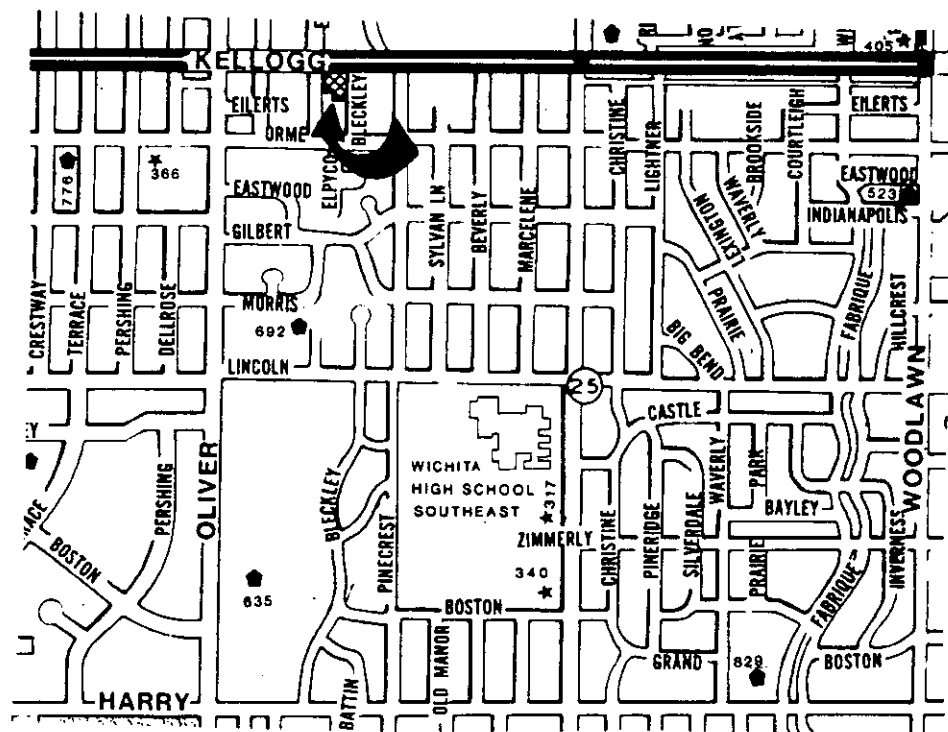
CURRENT ZONING: "LC" Light Commercial & "BB" Office District

PROPOSED ZONING: "LC" Light Commercial (Z-2993)

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VICINITY MAP:



STAFF COMMENTS:

- NOTE: A portion of this site has requested a change in zoning from "BB" office district to "LC" light commercial zoning. This case (Z-2993) is scheduled for the MAPC's review at its May 24, 1990 meeting.
- A. This plat is subject to any conditions resulting as a requirement of the zoning case and the plat will not be submitted to the City Council until the zoning case is approved by the City Council.
  - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - C. The applicant shall guarantee the closure of the drives to Kellogg which is located in an area of complete access control.
  - D. The applicant shall guarantee the abandonment of the sanitary sewer lateral not being covered by a public utility easement.
  - E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - F. City and Traffic Engineering should be prepared to comment on any right-of-way or access controls that should be required for Kellogg (U.S. 54) at this site.
  - G. As indicated by the zoning case for this site, complete access control to Bleckley is to be indicated across the south 125-foot of this plat. The plattor's text shall be amended to note this access control.
  - H. The final plat shall reference a tie point to a previously plat-  
ted lot corner or section corner.
  - I. On the final plat tracing, the center line of Kellogg shall be indicated.
  - J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
  - K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
  - L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering should also be prepared to comment on any right-of-way that may be required for Kellogg.
- O. Traffic Engineering should be prepared to comment on the acceptability of the two openings indicated to Kellogg and the 40-foot of complete access control at the two corners by Bleckley and Elpyco.